Fact Book

Seventh Edition
Publication Date: October, 1988

Nova Scotia

Department of Industry, Trade and Technology

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90-02400/

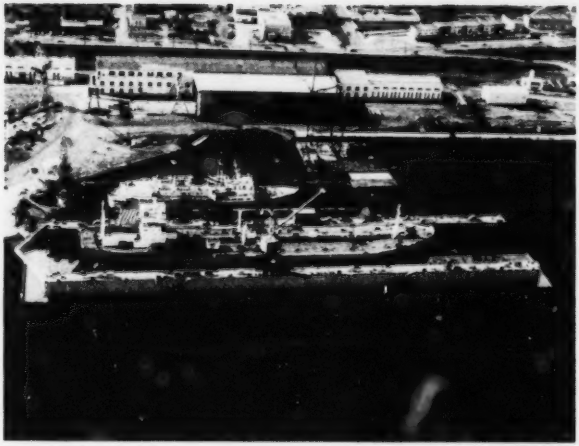
Foreword

This is the seventh edition of the Halifax Metro Area Fact Book. Its size, format and content were designed to provide a handy reference book of statistical information on the Halifax Metropolitan Area.

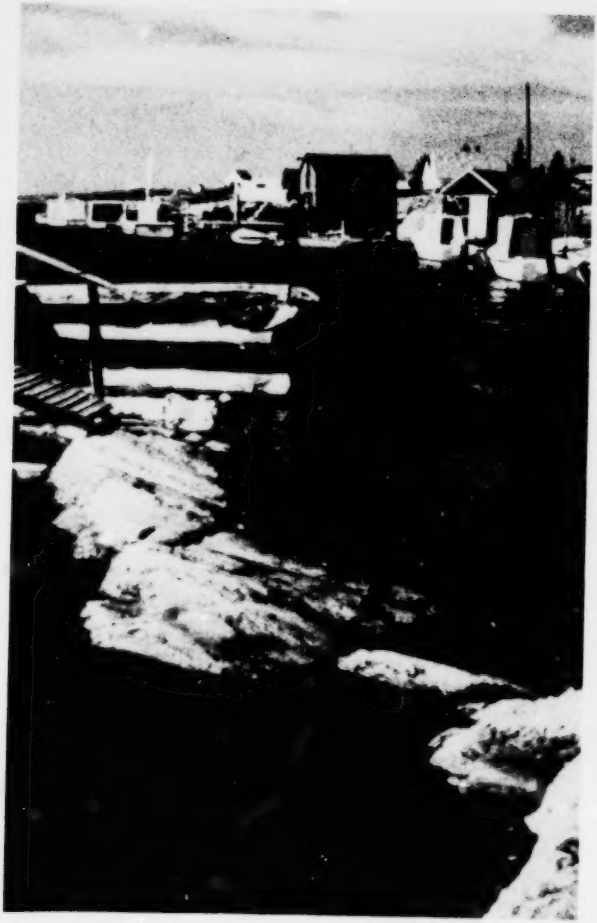
The 1986 Census definition of the boundaries for the Metro Area have been used whenever possible throughout the publication. Statistics Canada and other reliable sources have generally been used, although in some instances projections and estimates have been made in order to present more timely information.

Public Gardens, Halifax

Halifax Waterfront



Panamax Drydock, Halifax



A Quiet Fishing Village

Did You Know That . . .

The Halifax Metro Area

Stretches from Hubbards on the West to Musquodoboit Harbour on the East, and Hants and Colchester Counties on the North and covers about 2,500 square kilometers.

Has a population of approximately 300,000.

Labour force is approximately 160,000.

Average family income is estimated at $43,500 for 1985.

Shipments of goods from manufacturing plants were valued at almost $2.3 billions in 1985.

Building permits totalled over $1.2 billions for the last three years.

Accounts for over 38 per cent of retail trade in the province, with sales of $6,600 per capita.

Handled 1.74 million enplaning and deplaning passengers at its International Airport in 1986.

Had water cargo movements of 15.8 million metric tonnes in 1987.

Has 4,000 hotel and motel rooms to serve convention and tourist business.

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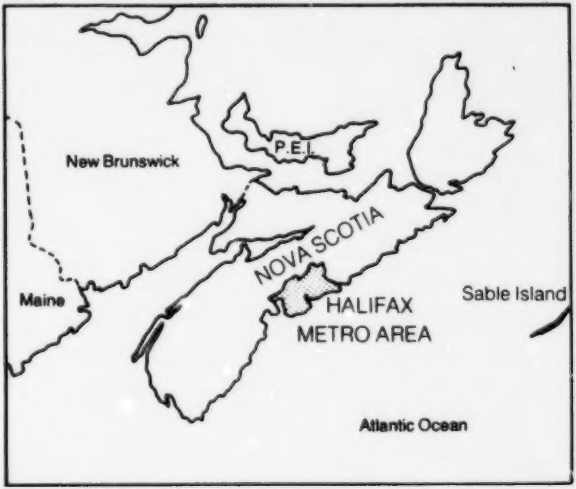
Location and Climate

The Halifax Metropolitan Area is located on the north-eastern Atlantic seaboard of Canada, on the south coast of the province of Nova Scotia. The focus of the populated area is Halifax Harbour, a deep sheltered inlet penetrating nine kilometers inland from the Atlantic coast.

Map 1

Location of Halifax Metropolitan Area



The Census Metropolitan Area comprises the two cities of Halifax and Dartmouth, the Town of Bedford, and the entire western half of Halifax County, from Hubbards to Musquodoboit Harbour, making a total land area of 2,494 square kilometers.

Map 2

Halifax Census Metropolitan Area

The City of Halifax (79.2 sq. km.) occupies a boot-shaped peninsula on the western side of Halifax Harbour and also contains the suburban areas of Armdale and Fairview to the west; Rockingham and Prince's Lodge to the north; and Spryfield, Boulderwood and Purcell's Cove to the south. The western shores of Bedford Basin and the whole of the Northwest Arm of Halifax Harbour are included within the city limits.

The City of Dartmouth (58.6 sq. km.) is situated on the eastern shore of Halifax Harbour, taking in the suburban areas of Tufts Cove, Shannon Park and Burnside to the north; Port Wallis, Westphal and Woodlawn to the east; and Woodside to the south. There are 20 lakes within the city boundaries.

Bedford, on the north shore of Bedford Basin covers 39.8 sq. km. and was incorporated as a town on July 1, 1980. Other suburban areas within the Municipality of the County of Halifax include Sackville, Fall River, Waverley and Windsor Junction to the north; Cole Harbour, Eastern Passage and Porter's Lake to the east; and Terence Bay, Tantallon, Hammonds Plains and Hubbards to the west.

Halifax and Dartmouth are linked across the harbour by two highway bridges and two passenger ferry routes.

The metro area experiences an average annual mean temperature of 7°C, with an average annual range from a high of 22°C in July-August to a low of -9°C in February. Average annual rainfall totals 121 cm. and average annual snowfall totals 205 cm. The ocean temperature along the coast remains high enough throughout the winter to keep Halifax Harbour free from ice.

Population

The Halifax Metropolitan Area had a population of 295,990 according to the 1986 Census of Canada, an increase of 18,263, or 6.6 per cent, from the 1981 Census figure. Halifax City population stood at 113,577 in 1986, while Dartmouth's population was 65,243. The suburban areas of Sackville and Cole Harbour have been the major centres of housing construction and population growth in the past decade. The smaller size of households (due to lower birth rates and hence less children per family) has resulted in a decreasing population within the City of Halifax, particularly in the peninsula portion.

Growth of the Metro Area was more pronounced in the latest intercensal period between 1981 and 1986 than in the previous five year period when the growth rate was only 3.6 per cent. At the present time (mid 1988) it is estimated that growth is approximately one per cent per annum.

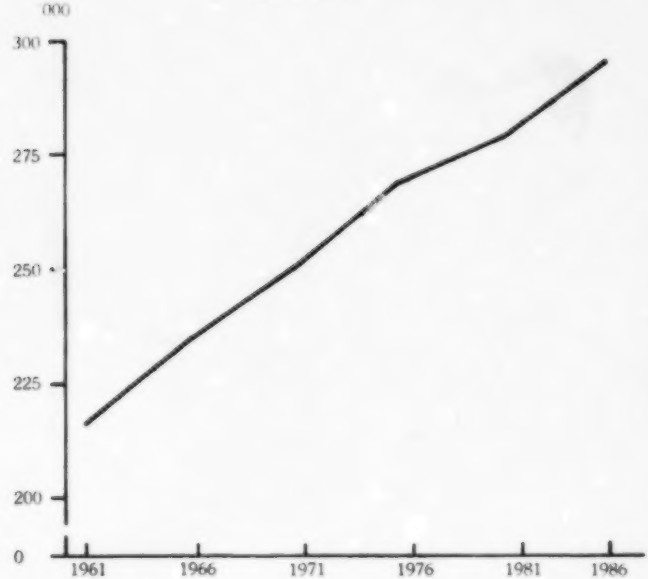
The area represents the largest urban concentration in Atlantic Canada and functions as a regional headquarters for many financial and government institutions. Halifax is the provincial capital city. It was founded in 1749 by Colonel Edward Cornwallis as a strong British fortress to counter the French at Louisbourg. The city was incorporated in 1841; Dartmouth was first settled in 1750, incorporated as a town in 1873, and became the province's second largest city in 1961.

The two cities have a picturesque setting, covering hillsides rising from the harbour, the Northwest Arm and the Bedford Basin. Many buildings in the core areas of the two cities are historic in nature and are being restored to contrast with new office, hotel and shopping complexes.

A major restoration of the Privateers' Wharf area of downtown Halifax has been declared a National Historic site and work is continuing on restoration of the Halifax Citadel National Historic Park. The entire waterfront in the downtown areas of both cities and the Main Street of Bedford have been renewed with pedestrian walkways, landscaping and commercial facilities.

Chart 1

Population Growth, Halifax Metropolitan Area, 1961-1986



Source: *Statistics Canada, Census of Canada*

Declining birth rates have been evidenced in the Metro Area, as in other parts of the country, resulting in decreasing numbers of children in the younger age groups. The post-war baby boom, on the other hand, resulted in an increasing proportion of the population in the 25 to 34 and 35 to 44 age groups. Because of the area's role as a defence centre, and the site of numerous institutions of higher learning, the proportion of the population between 18 and 25 years of age has always been higher than in most other metro areas in Canada.

Extended life expectancy has increased the proportion of the population which is over 65 years of age. This trend is expected to continue through the remainder of the century.

The Metro area has not attracted significant levels of immigration in the twentieth century and thus the racial origins of the majority of the population can generally be traced to the groups which were the earliest settlers. The British Isles, either alone or in combination with other groups, is the origin of over eighty-three per cent of the population while French, or French in combination with other groups, is the ethnic origin of almost 16 per cent of provincial residents. In 1981 38.3 per cent of the population belonged to the Roman Catholic denomination; followed by Anglican, 20.7 per cent; and United Church, 18.6 per cent.

Table 1
Population
Halifax Metropolitan Area[1]
1971-1986

	1971	1976	1981	1986
Halifax City	122,035	117,882	114,594	113,577
Dartmouth City	64,770	65,341	62,333	65,243
Town of Bedford	4,759[2]	4,977	6,777	8,010
Subdivision A-				
St. Margarets Bay Area	6,300	7,304	8,058	9,028
Subdivision B-				
Peggy's Cove, Sambro	10,969	11,929	11,984	13,220
Subdivision C-				
Sackville, Windsor Jct.	16,846	29,467	33,581	38,503
Subdivision D-				
Herring Cove,				
Cole Harbour, Eastern				
Passage, Port Wallace	14,710	18,264	25,996	32,254
Subdivision E-				
Porter's Lake Area	10,675	13,318	14,402	16,148
Total—Metro Area	250,581	267,991	277,727	295,990

[1]-All data for boundaries as defined by the 1986 Census of Canada.

[2]-Approximate.

Source: Statistics Canada, Census of Canada.

As the area houses Atlantic Canadian headquarters for many financial institutions and federal government departments, there are frequent transfers into and out of the region. Despite this, and the area's role as a major defence centre, 51 per cent of metro residents, 5 years of age and over, did not move from their homes between 1981 and 1986 and a further 25.9 per cent moved only within the same municipality in this time frame. There are, thus, factors of permanence as well as change in the overall population.

Table 2
Population by Age Groups
Halifax Metropolitan Area
1971-1991

	Percentage Distribution				Number
Age Groups	1971	1976	1981	1986	1986
0-4	8.9	8.0	7.1	7.0	20,735
5-9	10.5	8.3	7.4	6.5	19,300
10-14	10.0	9.8	7.8	6.8	20,145
15-19	9.6	10.0	9.7	7.5	22,105
20-24	11.1	11.0	11.0	11.2	33,065
25-34	14.7	17.7	19.4	20.2	59,735
35-44	11.3	11.1	12.4	15.0	44,370
45-54	10.1	9.5	9.4	9.4	27,825
55-64	7.4	7.5	7.9	7.7	22,680
65-69	2.3	2.6	2.9	3.1	9,045
70+	4.1	4.4	5.0	5.7	16,995
Total	100.0	100.0	100.0	100.0	295,990

Source: Statistics Canada, Census of Canada.

Table 3
Population by Ethnic Groups
Halifax Metropolitan Area, 1986

	1986	
Ethnic Group	Total	%
Single Origin		
British	132,080	45.1
French	15,220	5.2
Dutch	2,495	0.9
German	5,180	1.8
Italian	1,050	0.4
Jewish	1,200	0.4
Lebanese	1,590	0.5
South Asian	1,375	0.5
Black	5,010	1.7
Aboriginal People	595	0.2
Other	7,085	2.4
	172,880	59.0
Multiple Origins		
British only	42,180	14.4
British & French	28,255	9.6
British & Other	32,585	11.1
French & Other	2,890	1.0
British, French & Other	10,505	3.6
Black & Other	2,710	0.9
Aboriginal People & Other	3,435	1.2
Other Multiple Origins	3,755	1.3
	120,180	41.0
Total Population	293,065	100%

Source: Statistics Canada, Census of Canada

Chart 2
Population by Religious Denominations, Halifax Metropolitan Area, 1981

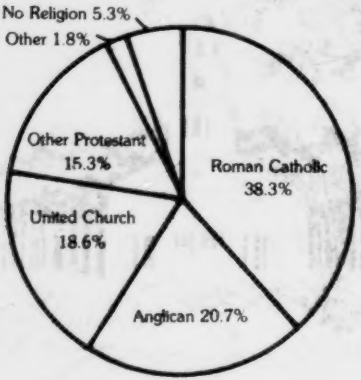
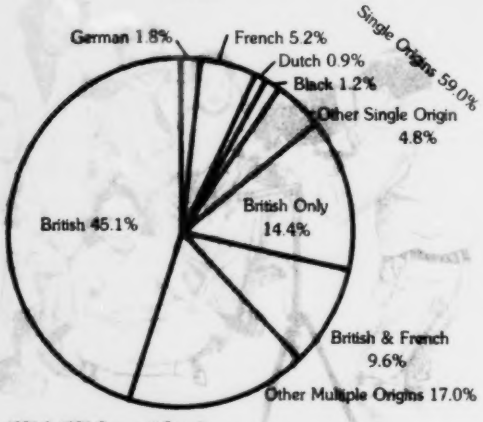


Chart 3
Population by Ethnic Groups, Halifax Metropolitan Area, 1986



Source: *1981 & 1986 Census of Canada*

Labour Force

The Halifax Metro Area labour force in 1987 approximated 155,000, of which 141,000 were employed. Of the population over 15 years of age, 70.1 per cent was in the labour force. These figures do not include about 9,000 members of the Canadian Armed Forces which are not included in the Labour Force Survey by Statistics Canada.

Labour force participation rates compare favourably with those for other metropolitan areas and the unemployment rate is low compared to most centers, except those in southern Ontario.

The community, business and personal services sector is the largest employer in the Metro Area. This widely defined sector includes education, health and welfare, amusement and recreation, business management services, personal services and accommodation and food services. Trade, both retail and wholesale, is the second largest employment sector, due to the importance of the Metro Area as the main shopping area, not only for the province, but for the Atlantic region. Next in importance is public administration and defence, a consequence of the historical position of Halifax as capital of the province and the location of Maritime Command headquarters

Table 4
Population 15 Years and Over
Showing Labour Force Activity
Halifax Metropolitan Area
1985-1987

	1985	1986	1987
Population 15 years and Over	217,000	218,000	221,000
Labour force	149,000	152,000	155,000
Participation Rate[1]	68.8%	69.8%	70.1%
Employed	134,000	137,000	141,000
Unemployed	14,000	15,000	14,000
Unemployment Rate	9.6%	9.9%	8.9%

[1]-Labour force as a percent of the population 15 years and over.

Source: Statistics Canada, Cat. 71-001.

and the largest defence establishment on Canada's east coast. Including members of the Canadian Armed Forces, Halifax has the fourth highest concentration of federal government employment of metro centres in the country, numbering 19,878 general government employees in September 1987.

Table 5
Unemployment and Participation Rates
Selected Metropolitan Areas
1985-1987

	Unemployment Rate			Participation Rate		
	1985	1986	1987	1985	1986	1987
Halifax	9.6	9.9	8.9	68.8	69.8	70.1
Quebec	8.7	8.8	8.6	64.5	64.9	63.5
Montreal	11.7	10.6	10.0	65.0	64.8	66.2
Ottawa-Hull	8.3	8.4	7.4	70.6	71.3	72.2
Toronto	6.8	5.5	4.5	71.2	71.5	71.9
Hamilton	8.8	6.9	6.3	65.0	67.7	69.9
Winnipeg	8.8	8.2	7.9	67.1	67.6	67.5
Calgary	10.3	9.9	9.0	75.1	76.1	74.6
Edmonton	12.2	11.5	11.3	72.0	71.6	72.8
Vancouver	13.3	10.7	11.4	66.8	68.6	68.1

Source: Statistics Canada, Cat. 71-001.

Other major employment is provided by the transportation, communication and other utilities sector, and by manufacturing establishments. Most banks,finance companies and insurance companies have their regional headquarters in Halifax.

By occupation, the largest numbers in the labour force are in the clerical, service and sales groups, followed by managerial, medicine and health and construction trades. The most significant growth between 1981 and 1986 was in managerial, administrative and related occupations.

Table 6
Experienced Labour Force by Industry
Halifax Metropolitan Area
1981 and 1986

	% of Total		Total Number
	1981	1986	1986
Primary Industries	1.4	1.4	2,235
Manufacturing Industries	7.7	6.7	10,915
Construction Industry	5.1	6.3	10,210
Transportation, Communication & Other Utilities	8.6	8.7	14,205
Trade	17.4	17.6	28,815
Finance, Insurance and Real Estate	6.6	11.0	18,000
Community, Business & Personal Services	33.5	29.5	48,145
Public Administration and Defence	18.4	16.9	27,620
Unspecified	1.3	1.9	3,065
Total Experienced Labour Force	100.0	100.0	163,205

Source: Statistics Canada, Census of Canada

Atlantic Hardchrome, Dartmouth

Table 7
Experienced Labour Force by Occupation
Halifax Metropolitan Area
1981 and 1986

	% of Total		Total Number
	1981	1986	1986
Managerial, Administrative and related	7.8	10.6	17,370
Natural Sciences, Engineering and Mathematics	3.9	4.0	6,465
Social Sciences and Related Fields	1.8	1.9	3,150
Religion	0.2	0.2	395
Teaching and Related	4.5	4.6	7,470
Medicine and Health	6.1	6.2	10,030
Artistic,Literary, Recreational and Related	1.5	1.7	2,770
Clerical and Related	21.1	20.3	33,215
Sales	10.6	9.6	15,715
Service	17.4	17.6	28,720
Primary Occupations	1.4	1.2	1,895
Processing	1.4	1.2	1,935
Machining and Related	1.0	1.0	1,660
Product Fabricating, Assembling and Repairing	4.8	4.4	7,175
Construction Trades	5.2	5.7	9,365
Transport Equipment Operating	3.7	3.6	5,850
Materials Handling and Related	1.9	1.7	2,785
Other Crafts and Equipment Operating	1.2	1.1	1,770
Not Elsewhere Classified	1.5	1.5	2,415
Not Stated	2.8	1.9	3,065
Total Experienced Labour Force	100.0	100.0	163,205

Source: Statistics Canada, Census of Canada.

Incomes

Average family income for the Halifax Metropolitan Area in 1985 was estimated at $43,461, an increase of 51 per cent within a four year period. Approximately 33 per cent of families in 1985 had incomes in excess of $50,000, 38 per cent were between $25,000 and $50,000, and 30 per cent were under $25,000. In 1985, the Halifax Metro Area ranked 4th in average family incomes, out of 16 major metro areas surveyed by Statistics Canada.

Revenue Canada Taxation statistics show that, for the year 1985 the average income of all filers in Halifax City was $20,659 and for Dartmouth City it was $19,190. Of the 100 largest cities in Canada, Halifax ranked 34th and Dartmouth 57th from the top.

Table 8

Distribution of Families by Income Group
Halifax Metropolitan Area
1981 - 1985

Family Income Group	1981 %	1982 %	1984 %	1985 %
Under $5,000	1.7	1.7	1.1	1.7
$5,000-11,999	14.2	6.4	7.0	5.9
12,000-14,999	4.3	6.8	5.3	5.3
15,000-19,999	13.6	11.0	8.5	7.6
20,000-21,999	4.2	5.7	2.8	4.9
22,000-24,999	8.1	9.8	3.6	4.1
25,000-29,999	12.8	10.2	11.9	6.0
30,000-34,999	11.1	10.4	11.0	9.3
35,000-39,999	7.5	8.4	10.9	7.8
40,000-49,999			14.7	14.9
50,000-59,999	29.8	29.6	9.5	12.9
Over 60,000			13.9	19.7
Total	100.0	100.0	100.0	100.0
Average Family Income	$28,791	$33,067	$38,578	$43,461
Median Family Income	$26,467	$29,201	$34,368	$38,090

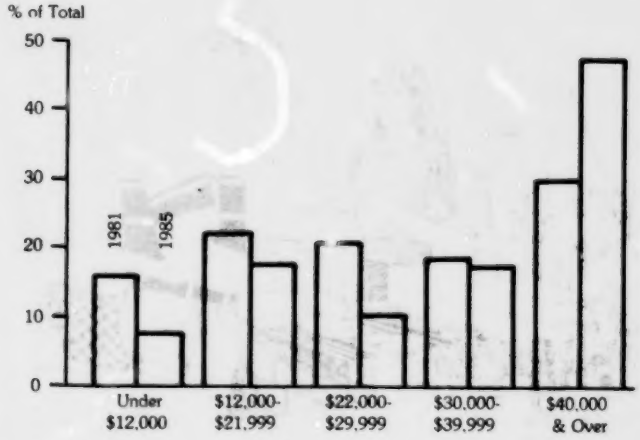
Source: Statistics Canada, Cat. 13-207.

Table 9
Average Family Incomes
Selected Metropolitan Areas
1985

St. John's $37,720	Ottawa $50,918	Winnipeg $36,990
Halifax ... 43,461	Toronto 46,018	Calgary ..46,677
Saint John 34,909	Hamilton-Burlington 43,164	Edmonton 40,133
Quebec .. 36,486	London 39,679	Vancouver 42,122
Montreal . 38,346	Kitchener-Waterloo 41,012	Victoria ...38,722

Source: Statistics Canada, Cat. 13-207

Chart 4
Percentage Distribution of Families by Income Group,
Halifax Metropolitan Area, 1981 & 1985



Source: *Statistics Canada, Cat. 13-207*

Table 10
1985 Income Taxation Data
Halifax County Areas

	Halifax City	Dartmouth City	Total Halifax County
All Taxation Returns			
Number	77,600	55,165	193,961
Wages & Salaries Reported ($'000)	1,119,775	872,317	2,920,921
Total Income Reported ($'000)	1,603,158	1,058,636	3,787,532
% of Returns by Income Class			
Under $2,500	9.2	12.5	11.8
2,500-5,000	7.3	7.4	7.2
5,000-7,500	8.3	7.8	7.9
7,500-10,000	7.9	7.1	7.4
10,000-12,500	7.5	6.4	6.8
12,500-15,000	7.4	6.6	6.8
15,000-20,000	14.3	12.5	13.2
20,000-25,000	10.4	9.3	10.1
25,000-30,000	8.2	9.1	8.8
30,000+	19.5	21.3	20.0

Source: Revenue Canada Taxation, Taxation Statistics, 1987 Edition.

Silk Screen Service, Dartmouth

I.M.P. Aerospace, Halifax Co.

Table 11
1985 Income Taxation Data
Selected Canadian Cities
All Taxation Returns

City	Rank[1]	Number of Returns	Average Income ($)	Total Income ($'000)	Total Income Tax Payable ($'000)
St. John's	81	59,075	17,933	1,059,433	192,070
Halifax	34	77,600	20,659	1,603,158	292,872
Dartmouth	57	55,165	19,190	1,058,636	192,201
Moncton	97	42,133	17,176	723,682	121,720
Fredericton	71	39,354	18,392	723,815	124,902
Quebec	83	107,021	17,862	1,911,711	201,970
Montreal	84	672,296	17,813	11,976,242	1,282,323
Ottawa	9	233,023	23,627	5,505,812	1,028,316
Toronto	21	731,747	22,220	16,260,109	3,089,207
Winnipeg	89	434,426	17,622	7,755,578	1,280,928
Edmonton	37	377,367	20,465	7,722,863	1,347,438
Vancouver	26	294,913	21,758	6,416,766	1,156,924
West Vancouver	1	23,883	32,760	782,415	169,194

[1]-Position in order of average income amongst 100 largest Canadian cities.

Source: Revenue Canada Taxation, Taxation Statistics, 1987 Edition.

Prices

Retail prices, on average, in the Metro Area tend to be at the same level as most Canadian cities. At September 1987, food and transportation costs were below the combined city average while tobacco and alcohol, household operation and recreation, reading and education costs were above the average.

The increases in the consumer price index for the Halifax area have been less than those at the Canadian level over the past sixteen years. The basket of consumer goods which cost $100. in 1971 and $232. in 1981 had risen to $322. by December 1987. The equivalent figure for Canada was $332.

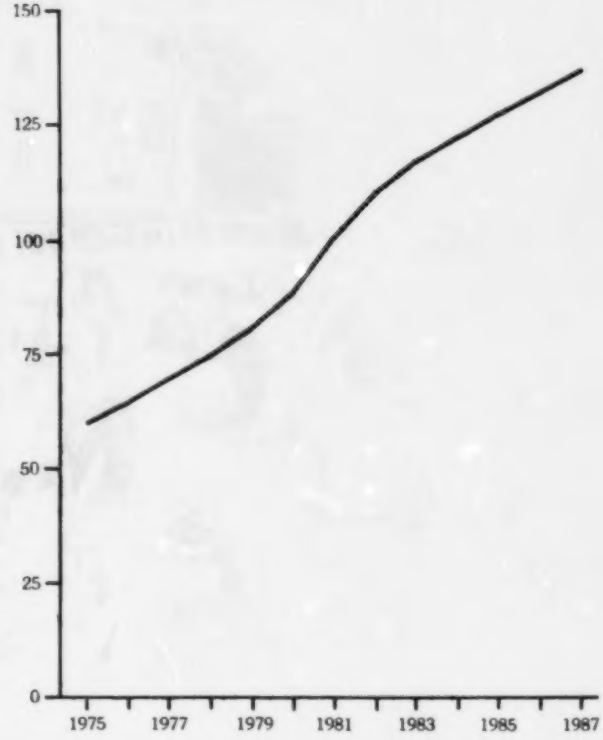
Table 12
Inter-City Retail Price Differentials
September 1987
(Combined City Average = 100)

Item	Halifax	Saint John	Montreal	Toronto	Winnipeg	Edmonton	Vancouver
Food for home consumption	89	98	102	102	90	105	103
Household operation	102	102	98	101	97	97	104
Transportation	94	95	105	104	91	92	97
Health & personal care	100	96	96	106	93	101	101
Recreation reading & education	106	105	97	104	97	97	102
Tobacco & alcohol	104	103	104	98	104	96	101

Source: Statistics Canada, Cat. 62-010.

Chart 5

Consumer Price Index — All Items, Halifax, 1975-1987
(1981=100.0)



Source: Statistics Canada, Cat. 62-010

Natural Resources

Agriculture is not a very significant enterprise within the Halifax Metropolitan Area, although the related functions of produce marketing and food processing are of importance to the area's economy, due to its large consumer market and distribution facilities.

In 1986 there were 155 farms in Halifax County, 86 of which had sales in excess of $10,000 in 1985. Farmland is concentrated primarily in the eastern portion of the Metro Area. Generally rocky soils preclude commercial farming in most other areas.

Fishing is an important livelihood and income supplement in the coastal areas outside the two cities and the head offices of National Sea Products and Clearwater Fine Foods are located in Halifax. Smaller processing plants are located at East Jeddore, Hacketts Cove, Hubbards, and Tangier. Fish landings for the entire county in 1986 were 16,703 metric tonnes, valued at $20.9 millions. This represented 3.8 per cent of provincial landings by weight and 5.1 per cent by value. One thousand and ninety-five county residents were registered fishermen in 1986, although only 515 of these were engaged full time in the fishery.

Table 13
Fisheries Statistics, Halifax County
1982-1986

	1982	1983	1984	1985	1986
Value of Landings ($'000)	15,878	12,405	9,634	13,582	20,872
Quantity of Landings (Metric tonnes)	31,192	21,065	11,803	15,472	16,703
Number of fishermen	1,128	1,096	1,062	1,074	1,095
Number of vessels	756	704	688	680	792

Source: Statistics Canada, Cat. 24-205
Fisheries and Oceans Canada.

Forestry activity in the area is limited to pulpwood cutting and sawmilling operations. There are twenty sawmills within Halifax County which produced approximately 28 million f.b.m. of lumber in 1987, about 13.5 per cent of the provincial total.

Mining activity in the Metro Area is restricted to several rock crushing operations and a sand recovery project at the former lead-zinc mine at Gays River. Gold exploration and site development is being undertaken in the eastern part of Halifax County. Gypsum is transported by rail from mine sites in Hants County to Dartmouth, where it is shipped to United States markets. The Metro Area also is a service base for the offshore oil and gas exploration taking place in the Sable Island area.

Gay's River Mining Operation

Manufacturing

The Halifax Metropolitan Area is an important distribution and manufacturing centre for goods consumed in the Atlantic region and, in some instances, throughout Canada and abroad. The port facilities, with shipping connections to most of the industrialized areas of the world, make the area an attractive one for the manufacture of many diverse products.

Shipments of manufactured goods had a value of $2,251 millions in 1985 compared to $1,197 millions in 1980. The wide range of industries located in the Metro Area includes ship construction and repair, electronic equipment, confectionery, oil refining, publishing and printing, automobile assembly, dairies and bakeries, etc.

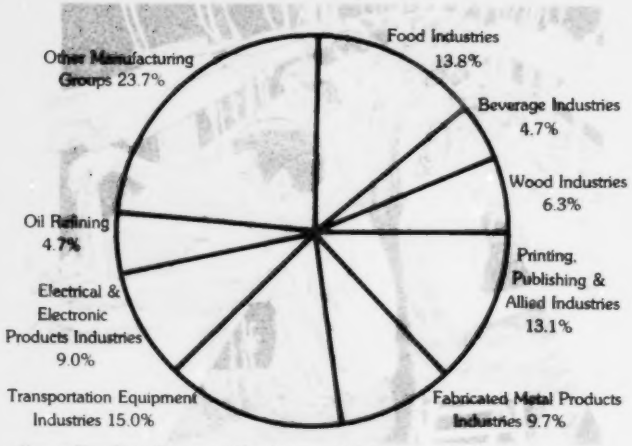
Table 14
Principal Statistics For
Manufacturing Industry Groups
Halifax Metropolitan Area
1985

Industry Group	Number of Establ.	Total Empl.	Wages & Salaries ($'000)	Val. of Shpmts & Other Rev. ($'000)	Val. Added-Total Actvty ($'000)
Plastics Products	7	179	3,247	18,049	6,173
Furniture & Fixture Industries	7	75	1,366	5,575	2,120
Fabricated Metal Products Industry	36	676	13,278	61,371	23,635
Electrical & Electronic Products Industry	10	638	12,228	33,585	18,216
Chemical & Chemical Products Industry	5	55	1,608	16,662	5,202
Other major groups[1]	161	5,257	134,656	2,116,080	342,400
Total-All Industries	226	6,880	166,383	2,251,321	397,746

[1]-Include oil refining, transportation industries, textile industries, non-metallic mineral products, food industries, printing & publishing, etc.

Source: Statistics Canada, Cat. 31-209.

Chart 6
Manufacturing Employment by Industry Group,
Halifax County, 1988



Source: *Nova Scotia Directory of Manufacturers, 1988-89*

Table 15
Principal Statistics For
Manufacturing Establishments
Halifax Metropolitan Area
1980-1985

Year	Number of Establ.	Total Empl.	Wages & Salaries ($'000)	Val. of Shpmts Other Rev. ($'000)	Val Added-Total Actvty ($'000)
1980	186	6,741	110,822	1,197,036	253,328
1981	193	6,798	124,806	1,540,558	329,454
1982	200	6,575	133,881	1,593,565	262,315
1983	203	6,518	145,807	1,897,467	373,342
1984	223	7,292	173,830	2,266,244	521,597
1985	226	6,880	166,383	2,251,321	397,746

Source: Statistics Canada, Cat. 31-209.

Construction

The total value of building permits in Halifax, Dartmouth, Bedford and Halifax County in 1987 was $452.3 million. Over the past three years the value of all permits issued was in excess of $1,206 million. Approximately 69 per cent of the 1987 value was related to the provision of 4,241 residential dwelling units. Permits for 12,964 dwelling units have been issued over the past three years.

Table 16
Building Permits Issued
Halifax County
1985-1987

Year & Location	Residential Number (units)	Residential Value ($'000)	Indust. ($'000)	Commer. ($'000)	Inst. &Gov't ($'000)	Total ($'000)
1985						
Halifax City	1,078	63,980	1,001	45,901	11,648	122,530
Dartmouth City	930	58,665	2,174	35,642	599	97,080
Town of Bedford	220	17,707	1,196	5,588	25	24,516
Halifax Mun.	2,284	112,385	2,903	9,007	750	125,045
Total Hfx. Co.	4,512	252,737	7,274	96,138	13,022	369,171
1986						
Halifax City	1,540	97,122	2,163	21,820	8,065	129,170
Dartmouth City	509	40,415	6,967	29,391	3,346	80,119
Town of Bedford	184	16,976	262	7,721	386	25,345
Halifax Mun.	1,978	109,792	11,393	24,767	4,248	150,200
Total Hfx. Co.	4,211	264,305	20,785	83,699	16,045	384,834
1987						
Halifax City	1,404	80,822	10,718	81,123	6,225	178,888
Dartmouth City	681	46,067	2,829	46,204	926	96,026
Town of Bedford	490	38,114	38	4,684	1,825	44,661
Halifax Mun.	1,666	101,596	8,468	10,448	12,235	132,747
Total Hfx. Co.	4,241	266,599	22,053	142,459	21,211	452,322

Source: Statistics Canada, Cat. 64-203.

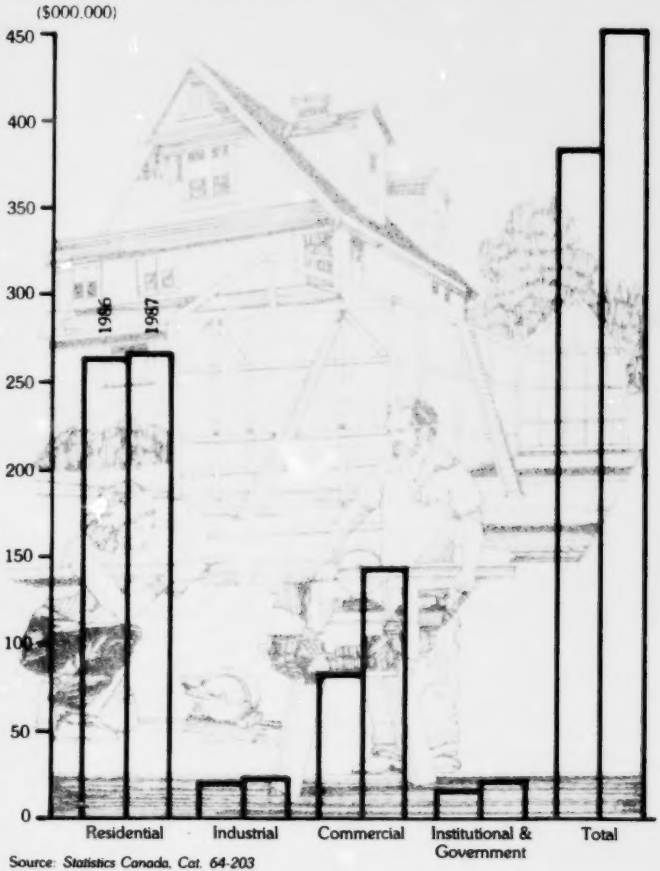
Construction activity within the Metro Area at mid 1988 includes numerous commercial, industrial and institutional buildings. Construction has begun on phase II of the Purdy Wharf development, a 22 storey 364,000 sq. ft. office tower. A new 320 bed Grace Maternity Hospital and a 550 bed Infirmary Hospital are underway in Halifax and a $6 million expansion of the Dartmouth General Hospital has begun. Park Lane, a $60 million mixed use development in Halifax, is due for completion in late 1988 and Maritime Life has started construction on a 120,000 sq. ft. office tower near the Armdale Rotary. A $40 million supply depot at HMC Dockyard is planned for construction in 1989.

Expansions are planned for several of the larger shopping malls in Metro and a new homecenter of 160,000 sq. ft is about to open in Dartmouth. Industrial expansion is most notable in the Burnside Park in Dartmouth, Bayer's Lake Park in Halifax and Aerotech Park in Halifax County. Pratt and Whitney and Litton Systems are two major tenants in this latter park.

Halifax Skyline

Chart 7

Building Permits Issued by Type of Construction, Halifax County, 1986 & 1987



Source: *Statistics Canada, Cat. 64-203*

Housing

There were 103,830 occupied dwellings in the Halifax Metropolitan Area in 1986, almost 42 per cent of these were tenant occupied. Of the total, 51.6 per cent were single detached units, 10.8 per cent were in apartment buildings of 5 or more storeys, 1.8 per cent were mobiles and 35.8 per cent were other types of dwellings (duplexes, semis, and apartments in buildings under 5 storeys).

The significant increase in housing starts in recent years has been mainly attributed to an increase in apartment units. In April 1988 the vacancy rate in apartment structures of six units and over stood at 4.2 per cent for the Metro Area as compared to 3.8 percent in April 1987. Housing starts in early 1988 have slowed in response to this increased level of vacancies.

At April 1988 Royal LePage Real Estate placed the price of a detached three bedroom bungalow at $124,000 in the Clayton Park area, $132,000 in Halifax West, $93,000 in Halifax North, $175,000 in Halifax South, $130,000 in Bedford, $83,500 in Sackville and in Dartmouth prices ranged from $86,300 in the East end to $91,000 in the Colby Village area.

Table 17

Occupied Dwellings by Type and Tenure
Halifax Metropolitan Area, 1986

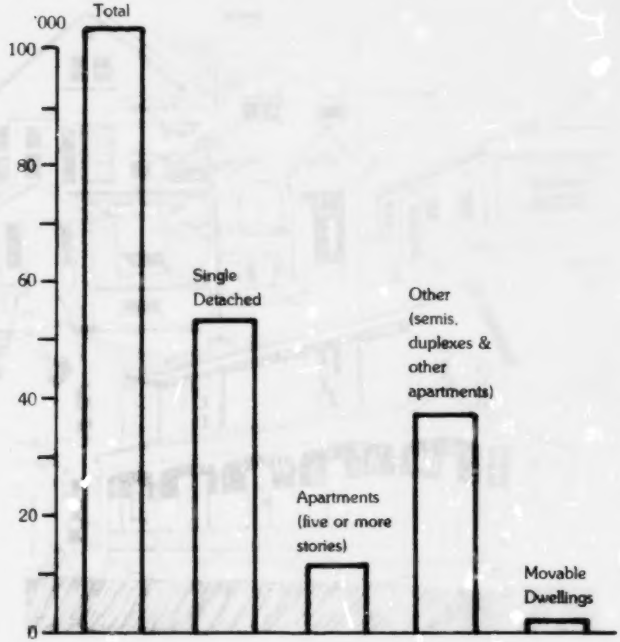
	Halifax City %	Dartmouth City %	Bedford Town %	Portion of Halifax Munic. %	Total Halifax Metro Number	Total Halifax Metro %
Owner-occupied	41.3	50.5	67.3	86.4	60,505	58.3
Tenant-occupied	58.7	49.5	32.7	13.6	43,325	41.7
Total Number	45,095	23,395	2,690	32,650	103,830	100.0
Single detached	33.2	44.8	64.5	80.9	53,615	51.6
Apartment -five or more storeys	20.4	8.3	—	—	11,170	10.8
Moveable dwelling	0.3	0.6	0.2	4.8	1,840	1.8
Other dwelling	46.0	46.2	35.3	14.3	37,205	35.8
Total Number	45,095	23,395	2,690	32,650	103,830	100.0

Source: Census of Canada.

Average monthly rental rates at this time approximated $400 to $500 for a one bedroom apartment and $500 to $650 for a two bedroom unit. Over the last five years the fastest growing residential areas have been Bedford, Lower Sackville, Cole Harbour and the Rockingham area of Halifax. The increase in apartment vacancy rates over the past two years reflects a greater availability of all housing types within the metro area.

Chart 8

Occupied Dwellings by Type of Structure,
Halifax Metropolitan Area, 1986



Source: *1986 Census of Canada*

Table 18

Vacancy Rates in Apartment Structures
of Six Units and over
Publicly and Privately Initiated
Selected Metropolitan Areas, 1983-1988
(%)

	St. John's	Halifax	Saint John	Montreal	Ottawa-Hull	Toronto	Winnipeg	Edmonton	Vancouver
1983-Apr.	4.0	1.9	3.3	2.6	0.3	1.1	1.3	7.3	2.4
Oct.	3.5	0.8	3.2	3.1	0.3	0.8	0.9	9.2	1.2
1984-Apr.	3.8	0.8	3.8	1.5	0.3	0.8	1.0	11.2	2.1
Oct.	1.5	0.4	3.8	2.4	0.3	0.6	0.8	9.7	2.1
1985-Apr.	2.9	0.7	3.8	1.9	1.0	0.6	0.8	7.9	2.6
Oct.	1.6	0.6	2.5	1.6	1.2	0.4	0.9	4.9	2.1
1986-Apr.	5.8	1.9	4.6	1.3	2.0	0.4	1.1	5.1	0.8
Oct.	3.9	2.3	4.4	1.8	2.6	0.1	1.5	4.6	0.9
1987-Apr.	7.2	3.8	5.0	1.6	2.6	0.2	1.8	5.8	2.1
Oct.	7.8	4.2	4.3	3.4	2.7	0.1	2.5	5.8	1.0
1988-Apr.	8.5	4.2	3.7	3.8	2.1	0.2	2.7	6.8	0.9

Source: Canada Mortgage and Housing Corporation

A Quiet Residential Area

Transportation

Water

Halifax is one of the world's finest natural harbours, with charted channel depths of 70 feet at low water and an official controlling depth of 60 feet in approach channels. It is an all-weather port, free of ice year round. Facilities at the port include 35 deepwater berths, 5 of which have ro-ro ramps; 15 transit sheds; a grain elevator with five million bushel storage capacity and a loading capacity of 72,000 bushels per hour; repair, towing and bunkering services are readily available.

The Halterm Container Terminal has three gantry cranes and two berths, one of which has a ro-ro ramp, providing intermodal loading facilities for truck and rail. The Fairview Cove Terminal, operated by Cerescorp, is a two berth facility, one of which has a ro-ro ramp, and is served by two gantry cranes. Ten solid container trains a week leave the Port of Halifax. Additional containers are transported by truck.

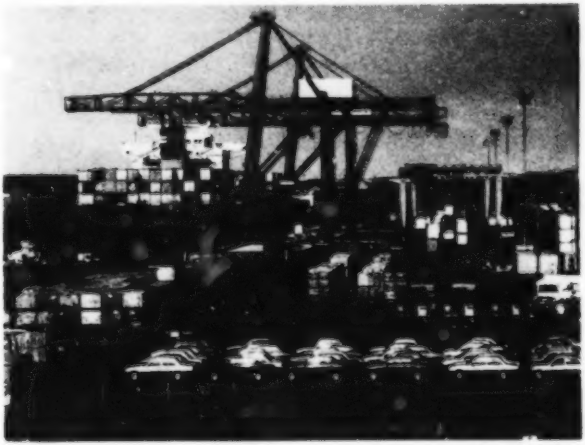
Table 19
Total Water-Borne Cargo
By Type (Metric Tonnes)
Port of Halifax, 1983-1987
('000)

	1983	1984	1985	1986	1987
Bulk Cargo:					
Gypsum	2,562	2,718	3,007	2,935	2,999
Oil, crude	3,921	4,181	4,385	4,241	4,737
Oil, refined	3,189	4,137	3,475	3,509	3,811
Grain	616	466	489	514	659
Other	90	122	209	80	151
Total Bulk	10,378	11,624	11,565	11,280	12,358
General Cargo:					
Containerized	1,506	1,983	1,954	2,265	2,792
Other	466	576	504	563	641
Total General	1,972	2,559	2,458	2,827	3,433
Grand Total	12,350	14,183	14,023	14,107	15,791

Source: Halifax Port Corporation.

Total tonnes handled at the port in 1987 were 15.8 million. Bulk cargoes accounted for 12.4 million tonnes while containerized cargoes totalled 2.8 million tonnes and other break bulk cargo 641,000 tonnes.

Autoport in Eastern Passage has become the leading automobile distribution centre in Canada, handling in the order of 113,000 import and domestic vehicles in 1986. Its facilities, which include servicing of vehicles, are used by 24 automobile manufacturers from many parts of the world.



Fairview Cove Container Pier

Air

The Halifax International Airport is served by Air Canada, Canadian Airlines International, Air Nova and Air Atlantic, as well as seasonal charters to southern locations. The airport has two runways of sufficient length to handle the largest jets. Regularly scheduled flights serve Boston, New York, Amsterdam, the United Kingdom, Bermuda and all Canadian centres.

Based on the total deplaned and enplaned passengers, the airport ranked as the eighth busiest in Canada in 1986. Arriving and departing regularly scheduled flights in 1986 numbered 30,546; arriving and departing passengers numbered 2.1 million. Total cargo handled in the same year was 24.2 million kilograms, an increase of 25 per cent over the 1982 figure.

Table 20
Aviation Statistics[1]
Halifax International Airport
1982-1986

	1982	1983	1984	1985	1986[P]
Total Flights					
Arriving and Departing	29,461	23,659	28,574	32,740	30,546
Total Passengers ('000)					
Arriving and Departing	1,832	1,693	1,906	2,165	2,064
Enplaned and Deplaned	1,558	1,426	1,610	1,822	1,739
Total Cargo ('000 kg.)					
Arriving and Departing	19,357	22,159	25,903	26,283	24,153
Enplaned and Deplaned	14,562	14,625	18,261	19,046	18,362

[1] Relating to scheduled international and domestic flights
P-Preliminary
Source: Statistics Canada, Cat. 51-203
Statistics Canada, Cat. 51-005

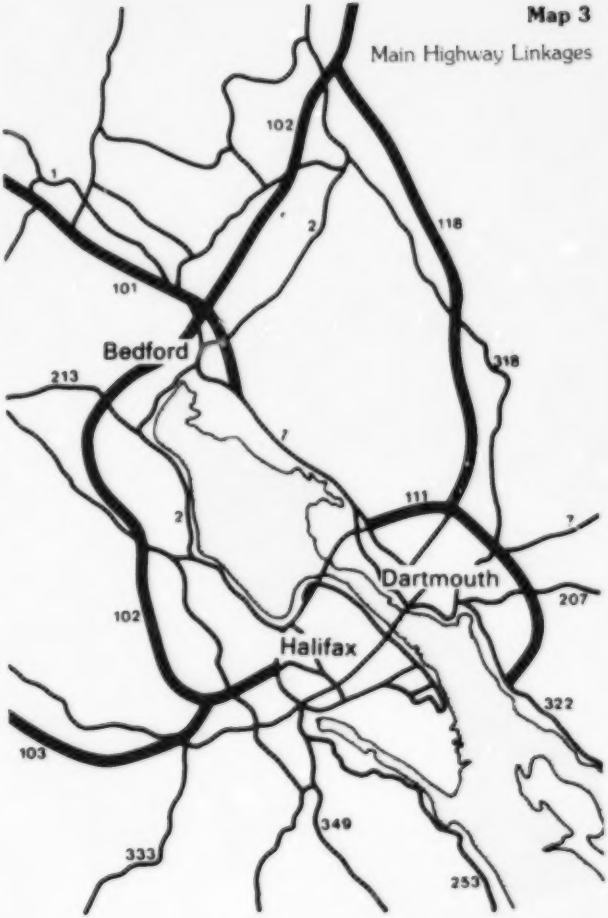
Road

All-weather controlled access highways link the Metro Area with the province's south shore, eastern shore and Annapolis Valley. Routes 118 and 102 provide four-lane divided highway access to the Trans Canada Highway at Truro. Over 20 large general freight carriers are licensed under the Motor Carrier Act and provide daily links to Central Canada and the eastern seaboard of the United States.

Passenger highway transport is provided to provincial centres by Acadian Lines Limited and MacKenzie Bus Line Ltd. while the Metropolitan Transit Commission, operates a fleet of

Map 3

Main Highway Linkages



154 buses throughout the Metro Area. Metro Transit also manages the "Access-a-bus" system which provides transportation for the disabled. Several private operations provide bus service in some of the suburban areas.

Two toll bridges connect the cities of Halifax and Dartmouth. In addition two modern ferry passenger services connect with downtown Halifax, one from downtown Dartmouth and the other from Woodside.

Rail

Passenger rail service from Halifax is provided by VIA Rail to Yarmouth, Sydney, Saint John and Montreal. Freight service is provided by the Dominion Atlantic Railway (CPR) and Canadian National Railways. CN unit trains provide for the efficient delivery of containers to central Canadian and United States points.

Air Canada Cargo Operations

Communications

Newspapers published in the Halifax Metro Area include three dailies — "The Chronicle-Herald", "The Mail Star" and "The Daily News". Several magazines are also published in the local area.

Four television stations, CBHT, CJCH, ASN and MITV have studios in the Metro Area, and cablevision is also provided throughout most of the area. There are nine commercial radio stations, seven in Halifax and two in Dartmouth, including five FM stations.

Telephone and telecommunication services are provided by Maritime Telegraph and Telephone Company Ltd. Telecommunications services are also provided by Canadian National — Canadian Pacific Telecommunications.

Utilities

Electric power is provided by the Nova Scotia Power Corporation which operates a 350,000 kw thermal generating station at Tufts Cove in Dartmouth.

The Pockwock Lake system provides water supplies to the City of Halifax and the Bedford-Sackville area while the City of Dartmouth supply centres on Lake Major. A pipeline links the Halifax and Dartmouth systems via the Angus L. MacDonald bridge.

A regional sanitary landfill operation located near Mount Uniacke, serves Halifax, Dartmouth and Halifax County. Work has begun on a $195 million 5-year project to treat sewage in the Metro Area.

Trade

Approximately 60 per cent of the wholesale and 38.6 per cent of the retail trade for the province is conducted within Metro. Seventeen major shopping centres provide more than 400 thousand square meters of shopping space. Commercial outlets also are concentrated along Barrington Street, Gottingen Street, Quinpool Road and Spring Garden Road in Halifax, and Portland Street in Dartmouth.

Total retail sales in the Metfo Area in 1987 were estimated at $1,987.0 million. This represents approximately $6,600 per capita.

Table 21
Retail Trade
Halifax Metropolitan Area
1980-1987

	Total Retail Sales ($'000)	Per Capita $	% of Canadian Total	% of Nova Scotia Total
1980	1,015,800	3,662	1.18	35.8
1981	1,007,000	3,599	1.08	35.8
1982	1,090,200	3,985	1.08	36.1
1983	1,243,300	4,391	1.20	36.2
1984	1,297,000	4,546	1.08	36.3
1985	1,500,000	5,170	1.21	36.4
1986	1,676,500	5,665	1.21	37.7
1987	1,986,700	6,600	1.32	38.6

Source: The Financial Post, Canadian Markets

Finance, Insurance and Real Estate

The Halifax Metropolitan Area is the major banking centre within the Altantic Provinces. Chartered banks have over 85 branches in the area and trust companies and savings and loan institutions have some 25 branches and head office outlets. Life insurance, general insurance, real estate brokers, management services, stock brokers and other establishments provide a full range of services to business and individuals.

Downtown Halifax

Education

Due to declining births over the past two decades, overall enrolments in elementary, junior high and high schools situated in the two cities, have been declining in recent years, while in areas such as Cole Harbour and Sackville, new schools and classrooms continue to be added to cope with new residential development.

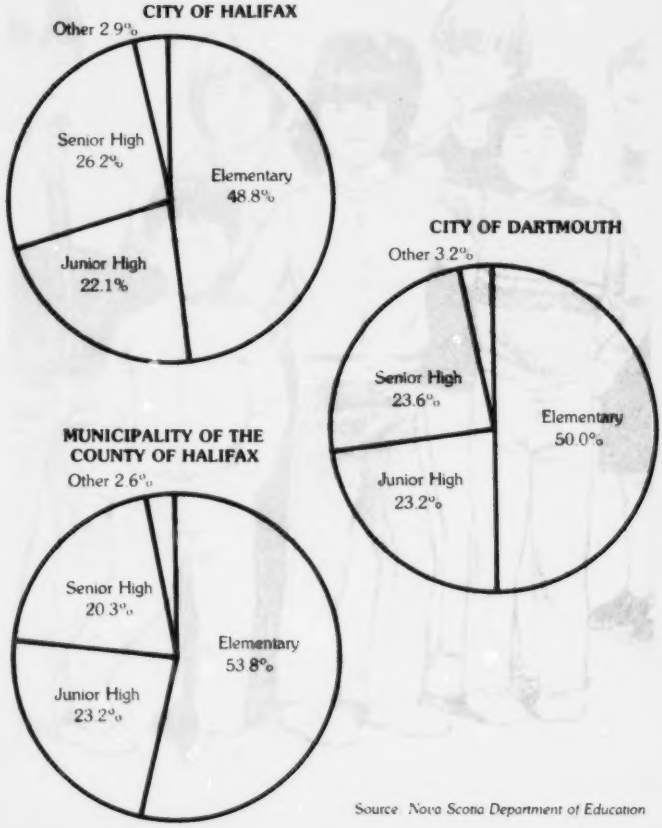
Table 23
Schools, Teachers and Enrolments
Halifax County
1970-1988

			Enrolment				
	Schools	Teachers	Elementary	Junior High	Senior High	Other[1]	Total
Municipality of the County of Halifax							
1970-71[2]	78	1,056	13,987	4,901	2,421	439	21,748
1975-76[2]	79	1,263	14,288	6,425	3,526	544	24,783
1980-81[2]	80	1,645	15,402	6,396	4,929	750	27,239
1987-88[2]	78	1,722	15,613	6,555	6,083	798	29,049
City of Dartmouth							
1970-71	29	901	11,370	4,410	3,103	335	19,218
1975-76	30	998	8,626	4,748	3,665	212	17,251
1980-81	31	854	6,557	3,346	3,519	198	13,620
1987-88	30	745	5,118	3,060	2,621	402	11,201
City of Halifax							
1970-71	60	1,504	14,823	6,933	5,678	531	27,965
1975-76	47	1,422	10,772	6,055	5,446	282	22,555
1980-81	46	1,320	8,482	4,283	5,068	323	18,156
1987-88	38	1,094	7,565	2,857	3,865	426	14,713

[1] -Includes business education, auxiliary classes, and special classes — does not include vocational or trade schools.
[2] -Includes Town of Bedford.
Source: nova Scotia Department of Education — Directory of Schools in Operation.

Chart 9

Distribution of School Enrollment for Halifax, Dartmouth & Halifax County, 1986-1987



Source: *Nova Scotia Department of Education*

The Halifax Metro Area is the centre of the largest concentration of institutions of post secondary education in the Atlantic Provinces. Students are attracted from other provinces, the United States and many developing countries throughout the world. A total of 20,424 full-time and 5,627 part-time students are enrolled at the universities, vocational schools and technology institutes.

Dalhousie University, with 8,845 full-time and 1,775 part-time students, is the largest in the area, and has professional faculties of law, medicine, dentistry, health sciences and graduate studies, leading to a master's or doctorate degree. Mount Saint Vincent University, the University of Kings College and the Maritime School of Social Work are all associated with Dalhousie University.

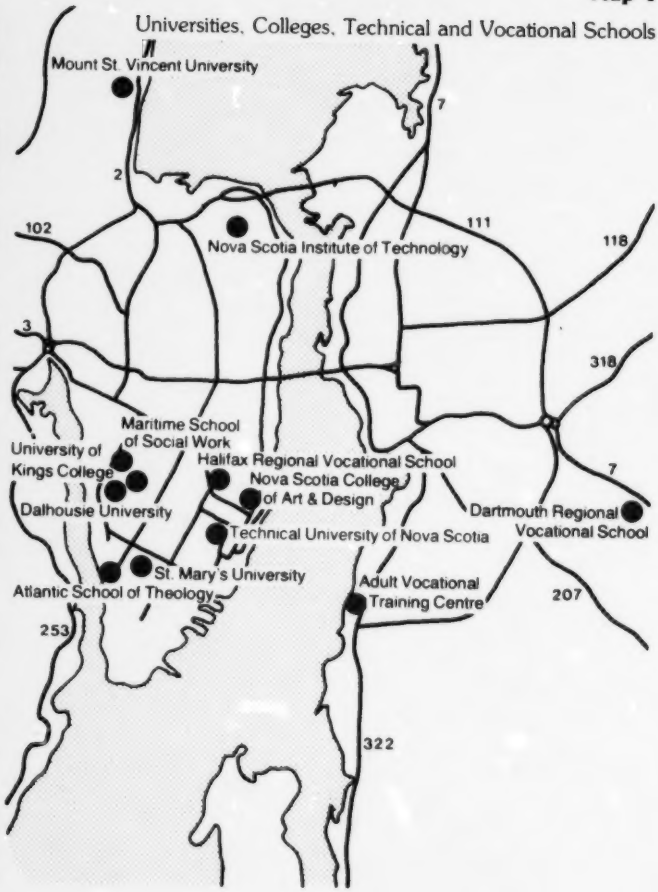
Table 24
Enrolment of Universities, Colleges
Technical and Vocational Schools
Halifax Metropolitan Area
1987-1988

	Enrolment	
	Full-Time	**Part-Time**
Atlantic School of Theology	76	54
Dalhousie University	8,845	1,775
Maritime School of Social Work	83	171
Mount Saint Vincent University	2,220	1,657
Nova Scotia College of Art & Design	522	58
Technical University of Nova Scotia	1,200	100
Saint Mary's University	3,660	1,805
University of King's College	626	7
N.S. Institute of Technology	785	–
Dartmouth Regional Vocational School	981	–
Halifax Regional Vocational School	504	–
Adult Vocational Training Centre	311*	–
N.S. Nautical Institute	611*	–

*Full and part-time.
Source: Nova Scotia Department of Education.

Map 4

Universities, Colleges, Technical and Vocational Schools

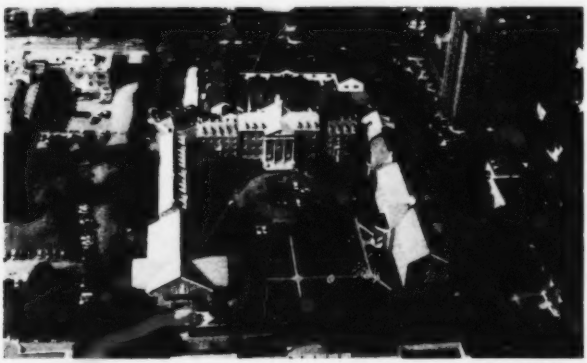


At Saint Mary's University and Mount Saint Vincent, pre-professional courses may be taken, leading to the professional courses at Dalhousie. Saint Mary's also has a graduate school, giving master's degrees in education, history, philosophy, astronomy and business administration.

At the Technical University of Nova Scotia, degrees in several branches of engineering are granted, after a three-year course, preceded by a two-year engineering science program at an associated university. A four-year course in architecture is also offered, following two years at a recognized university. The University also has a school of graduate studies leading to master's degrees in engineering and architecture and a doctorate degree in engineering.

At the Nova Scotia College of Art and Design, courses are given leading to a degree or diploma in fine art, design or art education. A master of arts in art education is offered for experienced elementary and secondary school teachers of art and art supervisors.

The ecumenical Atlantic School of Theology offers a bachelor degree in theology and master's degrees in divinity, theological studies and theology.



King's College, Halifax

Health and Social Services

Medical facilities within the Metro Area serve not only Halifax County but act as referral centres for all parts of the province. Ten hospitals provide over 2,750 beds and bassinets, including five general hospitals, a psychiatric facility, a maternity hospital, a children's hospital, a rehabilitation centre and a military facility.

Medical research is carried out in the modern laboratories of the Sir Charles Tupper Building of Dalhousie University Medical School, in the hospitals and the Nova Scotia Pathology Institute. A $6 million expansion of the Dartmouth General Hospital is scheduled for completion in early 1989. A new 320 bed Grace Maternity Hospital will be completed by mid 1991 and a 550 bed Halifax Infirmary, costing $110 million, will be finished by late 1991.

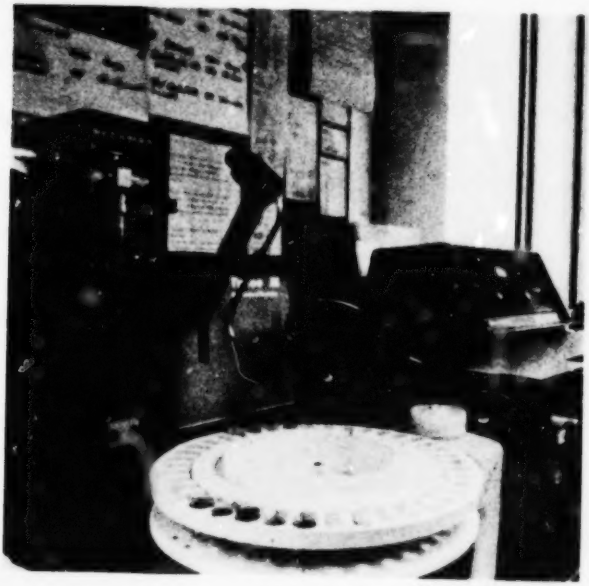
Table 25
Hospitals By Type and Bed Capacity
Halifax Metropolitan Area
1987

Location and Name	Type of Hospital	Capacity	
		Beds & Cribs	Bassinets
Dartmouth			
Dartmouth General Hospital	General	114	–
Nova Scotia Hospital	Psychiatric	394	–
Halifax			
Camp Hill Hospital	General	359	–
Canadian Forces Hospital (D.N.D.)	General	100	–
Grace Maternity Hospital	Maternity	126	126
Halifax Civic Hospital	General	52	–
Halifax Infirmary	General	384	–
Izaak Walton Killam Hospital for Children	Pediatric	257	–
Nova Scotia Rehabilitation Centre	Rehabilitation	52	–
Victoria General Hospital	General	800	–

Source: Statistics Canada, Cat. 83-201.

The area is served with 13 privately or publicly owned nursing homes for the aged, providing space for 1,740 persons. Senior citizens housing projects are located throughout the Metro Area, providing subsidized accommodation in separate living quarters. Nineteen homes for the mentally handicapped and one for the retarded provide accommodation for 657 persons while seven homes for disturbed children have facilities for 43 persons.

Social services are provided by the provincial Department of Community Services and the four municipalities through their respective public welfare programs.

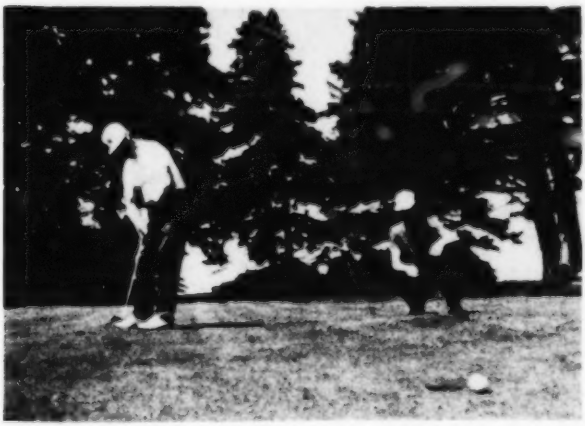


Hospital SMACK Unit

Recreation and Entertainment

Halifax is the home of Neptune Theatre, a professional repertory theatre, and is the headquarters of Symphony Nova Scotia. The Halifax Metro Centre is home to the Citadels of the American Hockey League and also hosts a variety of other sports and entertainment events. The Rebecca Cohn auditorium of the Dalhousie Arts Centre is the setting for numerous musical and theatrical performances. The Dartmouth Sportsplex in Central Dartmouth provides an arena for sports and entertainment and a facility to accommodate the Atlantic Winter Fair is located on the Prospect Road, to the west of Halifax.

Museums within the area include the Halifax Citadel, the Nova Scotia Museum, the Dartmouth Heritage Museum, the Quaker Whaler's House, the Maritime Command Museum and the Maritime Museum. Both public and private art galleries are abundant and several craft exhibits and sales are held each year. A new provincial art gallery is scheduled to open in late 1988 in downtown Halifax.



A Leisure Afternoon of Golf

A popular recreation activity in the area is yachting and boating. Dartmouth is proud of its title of "City of the Lakes" and its long history of canoeing activities. In Halifax, the Northwest Arm provides a natural haven for water sports. Facilities are available for most other sporting enthusiasts, including golf, tennis, skating, swimming, bowling, curling, etc. Harness racing is scheduled to return to the Metro area at a planned new facility.

Over the past decade the night life of the twin cities has exhibited considerable growth, with live entertainment now being offered at more than two dozen establishments. These run the gauntlet from rock to jazz, country music and cabaret. Fine seafood is one of the specialties offered at local restaurants.

Martinique Beach, Halifax Co.

Business Services

The following table provides a count of some of the more important services available to the business community in the Metro Area. In addition to the 76 legal firms, there are at least twice this number of lawyers in individual practice. A variety of other types of engineering services are also available, in addition to consulting engineers. The entire business services field is highly developed due to the concentration of regional head offices and government offices in the area. In several fields, notably those related to the fishery and oceans, several engineering and business consultants have established reputations in the national and international marketplace.

Table 26
Number of Business Service Establishments
by Type, Halifax Metropolitan Area
1988

Accountants	120
Advertising agencies and counsellors	65
Architects	103
Collection agencies	12
Consulting engineers	119
Customs house brokers	12
Data processing consultants	49
Data processing service	27
Employment agencies	22
Legal firms (numerous lawyers in individual practice)	76
Secretarial services	30
Security services	31
Stock and bond brokers	23
Telephone answering services	27
TOTAL	716

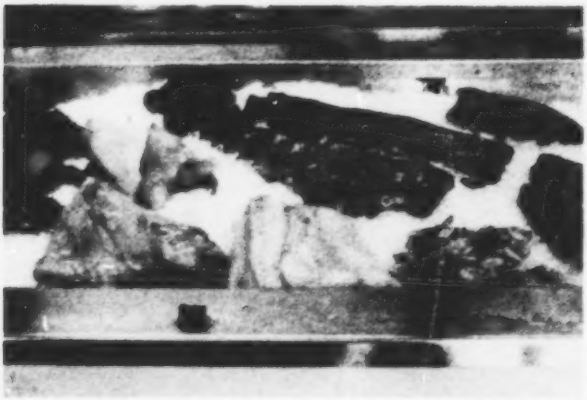
Source: Department of Industry, Trade and Technology Staff Survey.

Accommodation and Food Services

The Halifax Metropolitan Area has an excellent range of modern and traditional hotel, motel and guest home accommodations. These include approximately 2,800 hotel and guest house rooms and 1,200 motel units. Conventions represent an important component of the local economy and have been exhibiting substantial growth in recent years. The Halifax Metro Centre has been attracting a wide variety of exhibitions and conventions since its completion nine years ago. A large convention centre, completed in 1984, (the second phase of the Metro Centre) has greatly enhanced the area's ability to attract national and international conventions.

There are 12 campgrounds and overnight trailer parks within the Metro Area, offering 487 serviced and 583 unserviced sites.

Restaurants, beverage rooms and lounges abound in the area. Many restaurants specialize in local dishes, primarily seafood. Several have capitalized on unique settings and decor within historic buildings.



Local Food Show

Municipal Government

Municipal affairs within the Halifax Metropolitan Area are administered by four separate governments. The jurisdictions of the City of Halifax, the City of Dartmouth and the Town of Bedford lie entirely within the area, and the remaining portion is part of the Municipality of the County of Halifax.

Halifax City, incorporated in 1841, covers 79.2 square kilometers of land, and is divided into 12 wards, each represented by two councillors.

Dartmouth City, incorporated in 1961, covers 58.6 square kilometers of land, and is divided into seven wards, each represented by one councillor.

The Town of Bedford, formally part of the Municipality of the County of Halifax, was incorporated on July 1, 1980. It covers 38.9 square kilometers and is represented by six councillors at large.

Of the 21 councillors elected to Halifax County Council, 12 represent districts within the Metropolitan Area.

Table 27
Officials of the Four Municipalities
in the Halifax Metropolitan Area
1985

City of Halifax	Mayor: Mr. Ron Wallace City Manager: Mr. Paul Calda City Clerk: Mr. Edward Kerr
City of Dartmouth	Mayor: Dr. John Savage City Administrator: Mr. John Burke City Clerk: Mr. Bruce Smith
Town of Bedford	Mayor: Mr. Keith Roberts Chief Administrative Officer: Mr. Dan English
County of Halifax	Warden: Mr. Arthur MacKenzie Clerk-Treasurer: Mr. Jerry Kelly

Map 5

Municipal Boundaries, Halifax Metropolitan Area

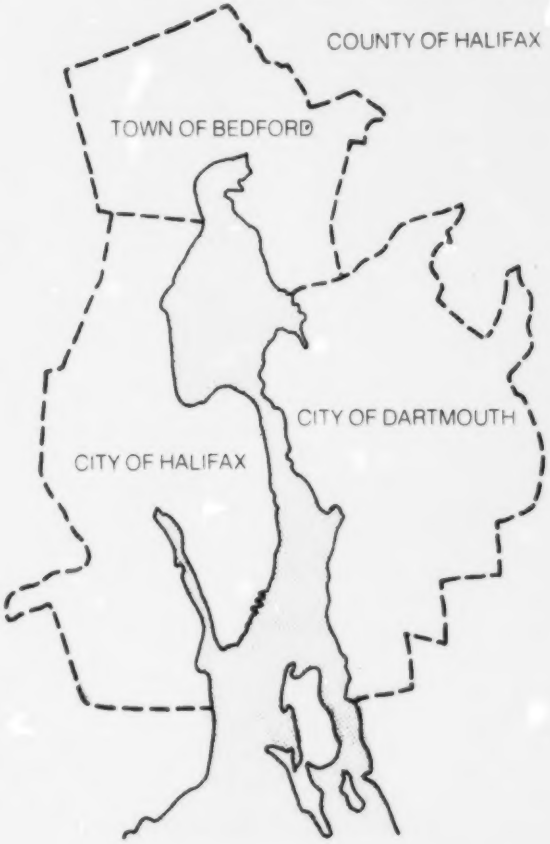


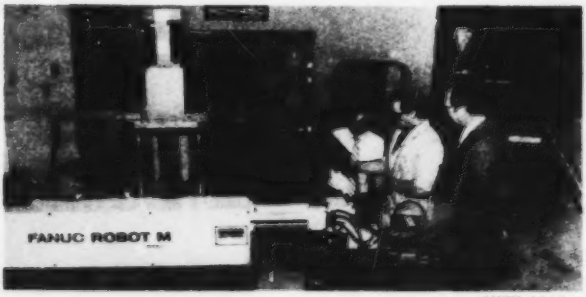
Table 28
Halifax City
Assessment and Mill Rates
1978-1988

Year	Taxable Assessment ($'000,000)	Tax Rates per $100 of Assessment		
		Residential ($)	Business Realty ($)	Business Occupancy ($)
1978	1,614.8	1.86	5.88	5.78
1979	1,677.1	1.99	6.16	6.08
1980	1,768.7	2.07	6.19	6.09
1981	2,598.2	1.65	3.91	3.82
1982	2,633.2	1.78	4.17	4.08
1983	2,663.4	1.87	4.38	4.30
1984	3,439.2	1.54	3.61	3.54
1985	3,528.8	1.59	3.74	3.68
1986	3,634.4	1.67	3.91	3.85
1987	4,973.7	1.23	3.30	3.25
1988	5,057.2	1.28	3.41	3.36

Notes-1) Total taxable assessment given does not include residential, commercial or resource property owned by federal, provincial or municipal governments or owned by owners exempt by statute.

2) Major reassessments are reflected in the total taxable assessments for 1981, 1984 and 1987.

Source: Nova Scotia Department of Municipal Affairs, Assessment Division.



NSIT, Halifax

Hermes, Dartmouth

Table 29
Dartmouth City
Assessment and Mill Rates
1978-1988

Year	Total Taxable Assessment ($'000,000)	Tax Rates per $100 of Assessment	
		Residential ($)	Business ($)
1978	962.5	1.79	3.50
1979	977.6	1.89	3.50
1980	1,003.2	2.02	3.84
1981	1,257.5	1.84	3.49
1982	1,308.0	1.95	3.70
1983	1,344.9	1.95	3.70
1984	1,741.1	1.60	3.20
1985	1,838.9	1.60	3.20
1986	1,956.0	1.67	3.33
1987	2,511.8	1.38	3.03
1988	2,625.7	1.44	3.15

Notes-1) Total taxable assessment given does not include residential, commercial or resource property owned by federal, provincial or municipal governments or owned by owners exempt by statute.

2) Major reassessments are reflected in the total taxable assessments for 1981, 1984 and 1987.

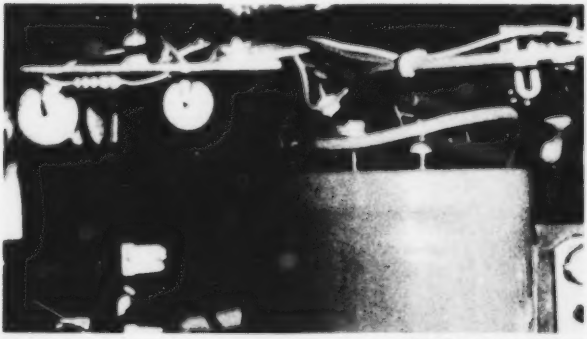
Source: Nova Scotia Department of Municipal Affairs, Assessment Division.

Table 30
Town of Bedford
Assessment and Mill Rates
1980-1988

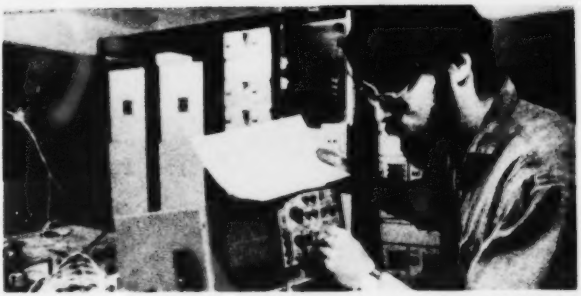
Year	Total Taxable Assessment ($'000,000)	Tax Rates per $100 of Assessment	
		Residential ($)	Business ($)
1980		.83	1.38
1981	164.9	1.47	2.34
1982	168.7	1.53	2.46
1983	179.0	1.61	2.55
1984	225.9	1.43	2.34
1985	244.1	1.51	2.47
1986	259.8	1.64	2.70
1987	368.7	1.26	2.46
1988	407.0	1.31	2.58

Notes-1) Assessment and mill rates for 1980 are for last half of year.
2) Total taxable assessment given does not include residential, commercial or resource property owned by federal, provincial or municipal governments or owned by owners exempt by statute.
3) Major reassessments are reflected in the total taxable assessments for 1981, 1984 and 1987.

Source: Nova Scotia Department of Municipal Affairs, Assessment Division.



KB Electronics, Bedford



Nautel, Halifax Co.

Table 31

Municipality of the County of Halifax
Assessment and Mill Rates
1978-1988

Year	Total Taxable Assessment ($'000,000)	Tax Rates per $100 of Assessment	
		Residential ($)	Business ($)
1978	928.1	.99	1.75
1979	991.2	.99	1.80
1980	1,049.4	1.04	1.89
1981	1,329.6	.82	1.53
1982	1,348.6	.82	1.53
1983	1,377.4	.87	1.62
1984	1,801.7	.73	1.50
1985	1,852.5	.79	1.63
1986	1,980.8	.83	1.70
1987	2,843.8	.61	1.45
1988	2,992.2	.64	1.62

Notes-1) Total taxable assessment given does not include residential, commercial or resource property owned by federal, provincial or municipal governments or owned by owners exempt by statute.

2) Major reassessments are reflected in the total taxable assessments for 1981, 1984 and 1987.

Source: Nova Scotia Department of Municipal Affairs, Assessment Division.

Industrial Parks

Within the Halifax Metropolitan Area eight parks have been developed specifically to accommodate industrial plants. Two of these are located in Dartmouth, three in Bedford while the other three are in Halifax County. All are served with power, water and sewer. The City of Halifax is presently developing two industrial parks in its former watershed lands while the County of Halifax is developing an Aerotech park near the Halifax International Airport.

Aerotech Business Park, Halifax County

The total site of this park comprises 1,850 acres adjacent to route 102 at the Halifax International Airport. Almost 270 acres of serviced land is presently available. The park was specifically designed to attract high-technology and aerospace-related industries and has already secured Pratt and Whitney and Litton Systems as major clients.

Atlantic Acres Industrial Park, Hammonds Plains

This 120 acre industrial park is owned by Industrial Estates Limited. It is located on highway 213, about one mile from highway 102. Approximately 48 acres of the site is presently occupied.

Bayers Lake Industrial Park, Halifax

This 600 acre site at the juncture of highways 102, 103 and 101 has 60 acres serviced, of which 20 are occupied. It is owned by the Halifax Industrial Commission. Volvo Canada is a major new client in the park.

Bedford Industrial Park, Bedford

Industrial Estates Limited owns this 113 acre industrial park in Bedford, one mile from all-weather highway 102. Fifty-eight acres are presently occupied.

Burnside Industrial Park

Burnside Industrial Park, Dartmouth

This 1,400 acre park is situated at the juncture of highways 7 and 111. Approximately a thousand acres are presently occupied or sold and an additional 130 acres are serviced and available for sale.

Eastern Shore Industrial Park, East Chezzetcook

This park is located 25 miles from Halifax and situated one mile from highway 7. Total area is 126 acres with 8 acres occupied and an additional 44 acres partially serviced. The park is owned by Industrial Estates Limited.

Hammonds Plains Road Industrial Park, Hammonds Plains

Bedford Village Properties Limited owns this 500 acre site, one mile from route 102. Servicing of sewer and water has not been completed and only four acres are now occupied.

Lakeside Industrial Park, Halifax County

The usable industrial acreage on the site is 85, with 74 acres presently occupied. Two small serviced sites are available. The park fronts on highway 3 and is two miles from routes 102 and 103. It is owned and operated by the Halifax County Industrial Commission.

Map 6

Industrial Parks

Ragged Lake Industrial Park

Ragged Lake Research and Business Park

Owned and administered by the Halifax Industrial Commission, this 1,200 acre park has 40 acres serviced. Ragged Lake is intended to house pilot plants, prototype production accommodations, laboratories, offices, technical, research and development services and testing. For business, Ragged Lake is designed for engineering, office services, general office, executive and head offices of a wide variety of operations. The park is located near the junction of highways 102 and 103.

Sackville Industrial Park, Lower Sackville

This park is owned by Industrial Estates Limited and is adjacent to highways 101 and 102. Usable acreage is 195 with 10 acres occupied and 38 acres serviced and available.

Woodside Ocean Industrial Park, Dartmouth

This 212 acre park is owned by Industrial Estates Limited, a crown corporation of the Province of Nova Scotia. Approximately 60 acres of serviced land is available. The site is adjacent to the Circumferential Highway, number 111.

Research Facilities

There are several research establishments located in the Halifax Metropolitan Area with programs oriented towards industrial applications.

(1) **The Atlantic Industrial Research Institute** acts as an intermediary between industry, universities, technical colleges and government research organizations in the Atlantic region. The Institute, which is located on the campus of the Technical University of Nova Scotia, maintains a mineral investigation laboratory, an engineering testing service and an electron microbeam probe.

(2) **The Bedford Institute of Oceanography** in Dartmouth, the largest oceanographic research centre in Canada, comprises the Canadian Hydrographic Service (Atlantic), the Marine Ecology Laboratory, the Atlantic Geoscience Centre, Marine Fish Division, Seabird Research Unit and the Atlantic Oceanographic Laboratory. The Institute carries out pure and applied research in the fields of physical and chemical engineering, together with detailed hydrographic surveying of the waters bordering the eastern and northern shorelines of Canada. Three research vessels are based at the Bedford Institute, along with several smaller craft.

(3) **Dalhousie University** in Halifax is well-equipped for research in the medical, natural and physical sciences. While research at Dalhousie encompasses a very broad spectrum of disciplines, there is a deliberate emphasis on the oceans. One of the most unique features of Dalhousie's research activities is the presence on campus of 17 research institutes such as the Institute of Oceanography and the Institute for Resource and Environmental Studies. A new addition to Dalhousie University is the Atlantic Institute of Biotechnology which carries out applied research in microbial minerology, fermentation process, agricultural biotechnology and marine aquaculture.

(4) **The Defence Research Establishment Atlantic**, in Dartmouth, carries out marine research, particularly on accoustical problems. A number of special facilities for underwater acoustics are available at this establishment.

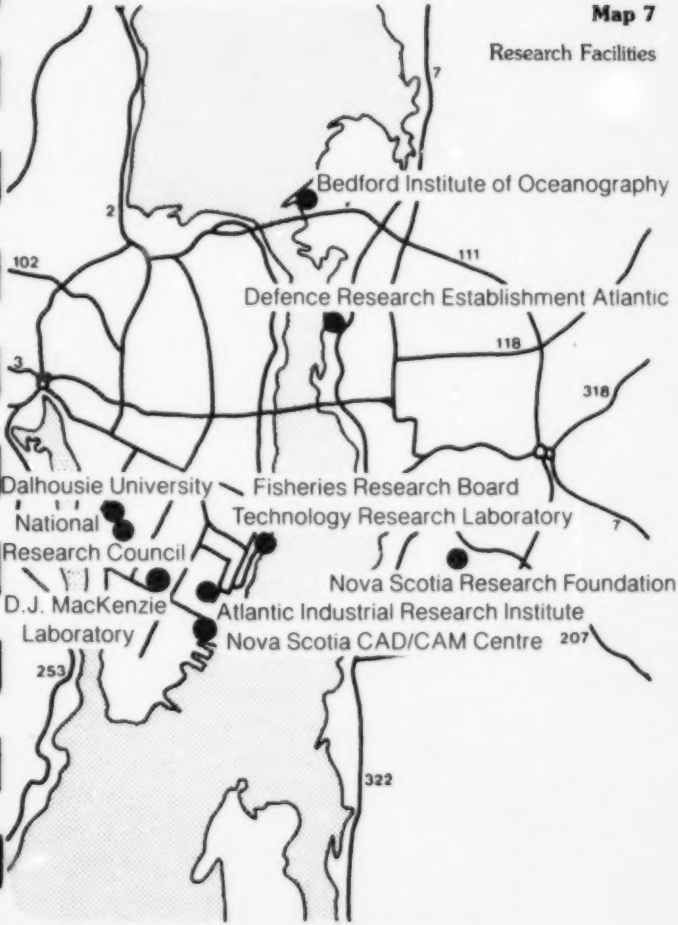
(5) The Nova Scotia Research Foundation Corporation, in Dartmouth, a provincial crown corporation provides a wide range of scientific, engineering and technical services on a contract basis for industry and government.

The Corporation has a staff of 125 scientists, engineers, technicians and support staff occupying a well-equipped 61,000 sq. ft. laboratory building and pilot plant. Three operating divisions; Applied Science, Industry Services and Product Development carry out approximately 4000 assignments each year for 600 companies and government departments. Support facilities include a machine shop and glassblowing and an extensive scientific and technical library. The corporation continues to emphasize the potential for ocean industry development in Nova Scotia.

NSRF, Dartmouth

Map 7

Research Facilities



(6) **The Fisheries Research Board Technology Research Laboratory** in Halifax has as its main fields of interest marine biochemistry, food technology, fish physiology and pathology and radiation studies.

(7) **The National Research Council Atlantic Research Laboratory**, is located on the Dalhousie University campus. The research program is distributed among five sections: Analytical Methods and Services; Biological Chemistry; Industrial Materials and Processes; Marine Biosciences; and Microbiology.

The D.J. MacKenzie Laboratory of the Victoria General Hospital located in Halifax, has the equipment and facilities for advanced research in microbiology, pathology and virology.

Nova Scotia CAD/CAM Centre at the Technical University of Nova Scotia (TUNS) in Halifax has played a leading role in stimulating co-operation between TUNS, other universities, industry and federal and provincial agencies concerned with the use of computers in design and manufacturing. The Centre has four departments including computer services, CAD/CAM applications, research and development projects and marketing.

(10) **The Applied Microelectronics Institute** is a centre of excellence and a focus for new industrial developments. Technical activities are carried out in industrial projects and research. Technical support is provided by an Engineering group, a Computing Centre and a Computer Aided Design System.

(11) **The Canadian Institute of Fisheries Technology of the Technical University of Nova Scotia** is a specialized resource centre for graduate education and research in fish process engineering and seafood science. It also provides R & D services on a cost recovery basis to industry, and to various governmental and international agencies.

In addition, other government agencies and private firms in manufacturing and services have their own research capabilities. These, combined with the universities, make the Metro Area a major scientific and research centre.